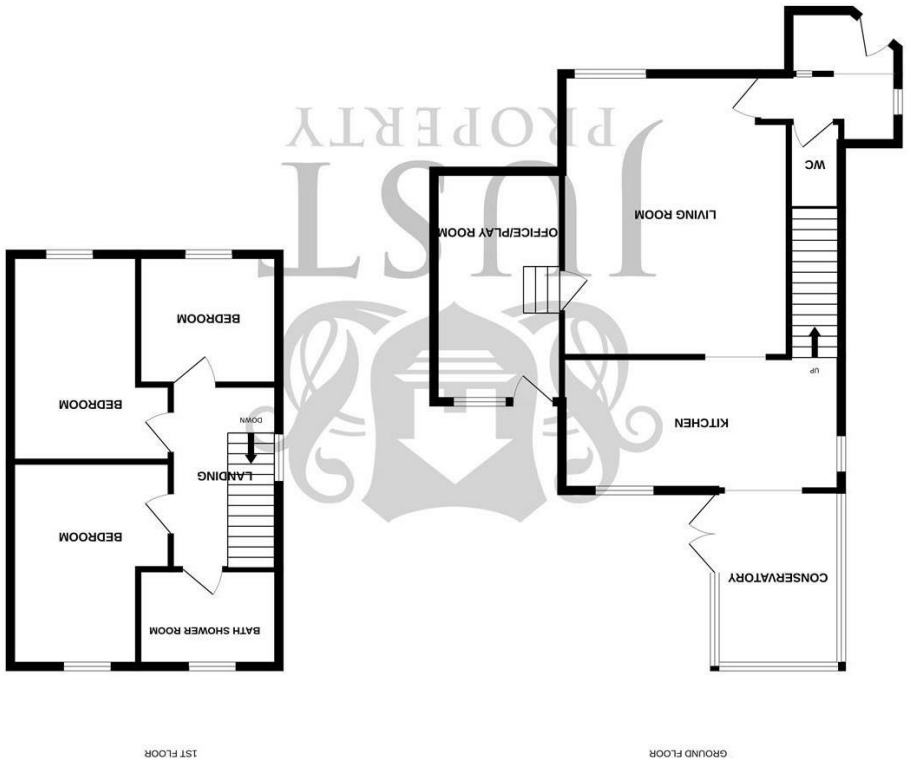


England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	G (11-20)
	F (21-30)
	E (39-54)
	D (55-69)
	C (69-80)
	B (81-91)
Very energy efficient - lower running costs	A (92 plus)
Current	69
Potential	77



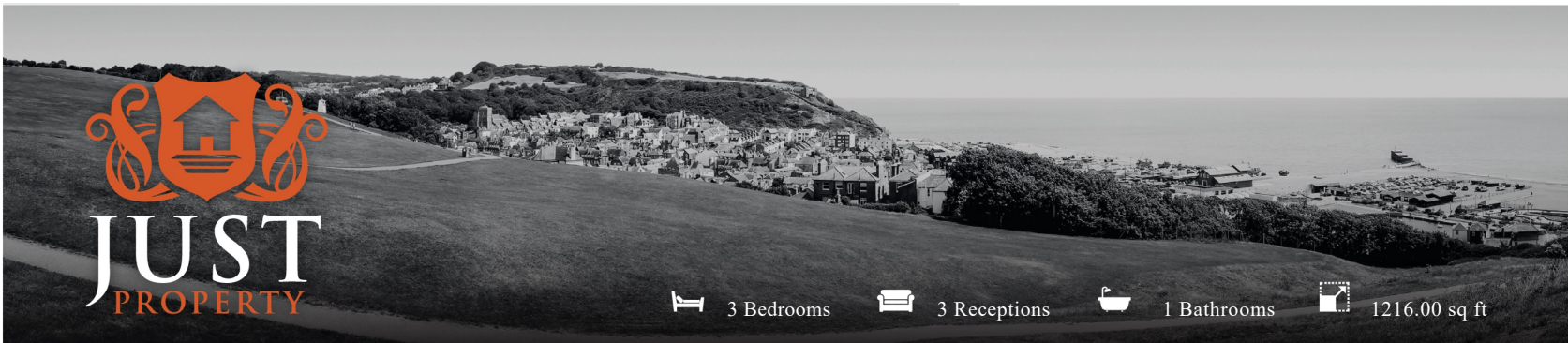
These energy ratings have been made to ensure the accuracy of the figures contained here. Measurements of floor area, room area and site area have been taken and are correct to the best of our knowledge. The figures are approximate and should be used as a guide only. The figures are not intended to be used as a basis for any claim or liability. The figures are not intended to be used as a basis for any claim or liability. The figures are not intended to be used as a basis for any claim or liability.



FLOORPLANS

58 The Links, St. Leonards-On-Sea, TN38 0UW

www.justproperty.net



3 Bedrooms 3 Receptions 1 Bathrooms 1216.00 sq ft

Freehold

£369,950

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Freehold

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3 Bedrooms 3 Receptions 1 Bathrooms 1216.00 sq ft

PROPERTY DETAILS

Situated within the highly sought-after Links area of St. Leonards, this attractive linked-detached family home offers well-balanced accommodation and occupies a generous corner plot in a convenient residential setting.

The property provides three good-sized bedrooms and a bright, spacious sitting room that flows through to a contemporary fitted kitchen and a charming conservatory overlooking the garden. Upstairs, the family bathroom is fitted with both a separate bath and shower, whilst a separate cloakroom adds further practicality for everyday living.

Formerly the garage, an additional reception room has been created, offering flexible accommodation ideal as a home office, playroom, hobby room or occasional guest space.

Outside, the property enjoys a secluded and enclosed rear garden providing an ideal setting for outdoor dining, entertaining or simply relaxing. There is also off-road parking to the front of the property.

Conveniently positioned within easy reach of the mainline railway station, bus routes, schools and the seafront, this excellent home combines space, versatility and location, making it an ideal purchase for families and those seeking a well-connected coastal lifestyle.

Early viewing is highly recommended.



ROOM DIMENSIONS

Front Door	Bedroom
Entry Hallway	12'11" x 9'3" (3.96 x 2.82)
Storage Space	Bedroom
WC	7'10" x 6'7" (2.40 x 2.03)
Living Room	Bath / Shower Room
17'6" x 14'4" (5.35 x 4.39)	7'10" x 7'6" (2.40 x 2.30)
Kitchen	Front Garden
17'2" x 8'5" (5.25 x 2.59)	Off Road Parking
Conservatory	Rear Garden
10'4" x 8'0" (3.15 x 2.44)	Shed
Play Room / Office	Patio Area
14'7" x 7'11" (4.47 x 2.42)	
Stairs Up To Landing	
Bedroom	
13'3" x 9'3" (4.05 x 2.84)	

FEATURES

- Detached Family Home
- Three Bedrooms
- Three Reception Rooms
- Well Proportioned Room Sizes
- Close To Schools and Bus Routes
- Sunny Rear Conservatory
- Open Plan Style Ground Floor
- Seperate WC
- Enclosed Rear Garden

